

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 19, 2006
(Approved May 17, 2006)

The Planning Commission held their monthly meeting on Wednesday, April 19, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Kathryn Alexis, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

1. MINUTES

Mr. Woessner moved to approve the March 15, 2006 monthly meeting minutes as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment being under subheading, Plan Review Extension, in the last paragraph change 'there' to 'their'.

Mrs. Alexis moved to approve the April 19, 2006 agenda as amended. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote. Amendment being under subheading, Strutynski Development, change the date of the plan to February 17, 2006.

2. YORGEY SUBDIVISION

Mr. Woessner moved to recommend final plan approval in accordance with draft resolution dated April 10, 2006 and Planning Commission recommendation of April 19, 2006. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

3. GREEN ACRES

Mr. Woessner moved to recommend sketch plan approval in accordance with draft resolution dated April 12, 2006 as modified and Planning Commission recommendation of April 19, 2006. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Modifications being in Appendix B, change 'should' to 'shall' in Items e, f, g and in Appendix C, See Item Nos. 2.f and 2.g in Exhibit "B" is to appear in the bottom of the grid.

4. SHANTZ SUBDIVISION

Mr. Woessner moved to accept and sign the planning waiver and non-building declaration for the Shantz Subdivision. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

5. WOODCREST ESTATES II

The applicant withdrew this item from the agenda.

6. TELVIL HALL

Mr. Bryan Hunsberger from Telvil Corporation was present. There was a review of Telvil Hall sketch subdivision and land development plans last revised February 24, 2006 in

accordance with Township Engineer letter dated March 6, 2006, Township Planner letter dated March 27, 2006 and Traffic Engineer letter dated April 12, 2006.

Revised plans have been submitted and will be available for review at the next meeting. The revised plans address the Croton soils and other various issues.

7. STRUTYNSKI DEVELOPMENT

No representation appeared. No plan review took place.

Mr. Woessner moved to recommend the applicant seek Zoning Hearing Board approval and obtain a conditional use prior to proceeding with the sketch plan. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

8. MAACK RESIDENTIAL LP

Mr. Woessner moved to accept for review the Maack Residential, LP final plan dated March 23, 2006. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

9. CONSTABLE, GLOCKER & DAYLOR

Mr. Woessner moved to accept for review the Constable, Glocker & Daylor sketch subdivision plan dated April 10, 2006. Mrs. Alexis seconded the motion. The motion carried with 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner requested a workshop be held on May 4, 2006 to discuss zoning amendments. The next monthly meeting will be held May 17, 2006 at 7:00 p.m.

ADJOURNMENT

Mr. Kolb moved to adjourn the monthly meeting at 8:00 p.m. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary